

Return to after recording:
Hornecker, Cowling, Hassen &
Heysell, L.L. P.
717 Murphy Rd.
Medford, Or 97504

2007-011428

Klamath County, Oregon



00025614200700114280040049

06/26/2007 11:02:31 AM

Fee: \$36.00

TRUSTEE'S DEED

THIS INDENTURE, made this 21st day of June, 2007, between JOSEPH E. KELLERMAN, hereinafter called Trustee, and CECIL HALSTEAD, hereinafter called the Second Party.

WITNESSETH:

RECITALS:

West States Venture Group, LLC, a limited liability company and Lawrence Sowell and Lonnie Jacobs, as Grantor(s), executed and delivered to Ticor Title Company of Oregon, a domestic business corporation, as Trustee, for the benefit of Cecil Halstead, as Beneficiary, a trust deed dated April 6, 2006, recorded on April 7, 2006 in the Official Records of Klamath County, Oregon at volume number M06, page 6788. In said trust deed, the real property therein and hereinafter described was conveyed by said Grantor to said Trustee to secure, among other things, the performance of certain obligations of the Grantor to the said Beneficiary. The said Grantor thereafter defaulted in its performance of the obligations secured by said trust deed as stated in the Notice of Default hereinafter mentioned and such default still existed at the time of the sale hereinafter described.

By reason of said default, the owner and holder of the obligations secured by said trust deed, being the Beneficiary above-named, declared all sums so secured immediately due and owing; a notice of default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy Grantor's said obligations was recorded in the Official Records of said county on February 7, 2007, as Document No. 2007-002122 thereof, to which reference now is made.

After the recording of said Notice of Default, as aforesaid, the undersigned Trustee gave notice of the time for and place of sale of said real property as fixed by him and as required by law; copies of the Trustee's said Notice of Sale were timely mailed by U.S. Registered or Certified Mail to all persons entitled by law to such notice at their respective last known addresses; and the persons named in subsection 1 of Section 86.740 of Oregon Revised Statutes were timely served with or were timely given by mail said Notice of Sale, all as provided by law and at least 120 days before the day the Trustee conducted said sale. Further, the Trustee

published a copy of said Notice of Sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred at least twenty days prior to the date of such sale. The mailing, service and publication of said Notice of Sale are shown by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of said county, said affidavits and proofs, together with the said Notice of Default and Election to Sell and the Trustee's Notice of Sale, being now referred to and incorporated in and made a part of this Trustee's Deed as fully as if set out herein verbatim. On the date of said Notice of Sale, the undersigned Trustee had no actual notice of any person, other than the persons named in said affidavits and proofs having or claiming a lien on or interest in said described real property subsequent to the interest of the Trustee in the trust deed.

Pursuant to said Notice of Sale, the undersigned Trustee, or his duly appointed designee, on June 21, 2007, at the hour of 10:00 o'clock, a.m., of said day, standard of time as established by Section 187.100, Oregon Revised Statutes, and at the time and place so fixed for sale, to-wit: 316 Main Street, Klamath Falls, Oregon, as aforesaid, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon him by said trust deed, sold said real property in one parcel at public auction to the said Second Party for the sum of \$280,068.89, being the highest bidder and best bidder at such sale and said sum being the highest and best bid for said property. The true and actual consideration paid for this transfer is the sum last stated in terms of dollars.

NOW, THEREFORE, in consideration of the said sum credit-bid by the Second Party, and by the authority vested in said Trustee by the laws of the State of Oregon and by said trust deed, the Trustee does hereby convey unto the Second Party all interest which the Grantor had or had the power to convey at the time of Grantor's execution of said trust deed, together with any interest the said Grantor or its successors-in-interest acquired after the execution of said trust deed in and to the following described real property:

See Exhibit A attached

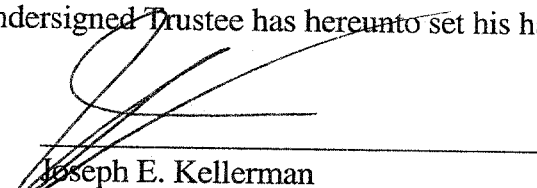
TO HAVE AND TO HOLD the same unto the Second Party, its heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural; the word "grantor" includes any successor-in-interest to the grantor, as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed; the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest of the beneficiary first named above.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS

INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

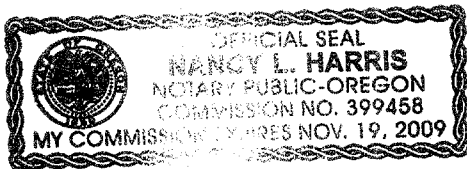
IN WITNESS WHEREOF, the undersigned Trustee has hereunto set his hand.

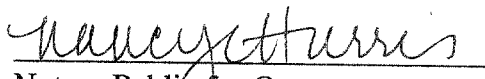


Joseph E. Kellerman
Successor Trustee

STATE OF OREGON)
) ss
County of Jackson)

On this 21st day of June 2007, personally appeared before me the above-named Joseph E. Kellerman and acknowledged the foregoing Trustee's Deed to be his voluntary act and deed.





Nancy L. Harris
Notary Public for Oregon
My Commission Expires: 11-19-2009

Until a change is requested,
all tax statements shall be
sent to the following address:

H:\USER\FILES\203281\trustee's deed west states.doc

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situate in the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the North 1/4 corner of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, according to the plat on file in the Klamath County surveyor's office in file #231; thence East along the Section line 1051.69 feet to the West right of way of State Highway #66; thence South 27°37' West 320.88 feet to the true point of beginning of this description; thence South 67°25'-1/2' West 335.90 feet; thence South 24°12' West 260.00 feet; thence South 62°23' East 119.45 feet; thence South 27°37' West 214.2 feet; thence South 52°07'-1/2' East 69.00 feet to the Westerly right of way of State Highway #66; thence Northeasterly around a 10.5524 degree curve to the left 114.92 feet; thence North 27°37' East 629.80 feet to the true point of beginning of this description. Said parcel contains 2.25 acres more or less and is subject to any easements and/or rights of way of record or apparent upon the premises.

Saving and Excepting that portion deeded to State of Oregon, by and through its Department of Transportation in Warranty Deed recorded April 12, 2004 in M-04 on page 20952, records of Klamath County, Oregon.

Tax Parcel Number: 496001 and M33065